

Subject: Re: Chad Molnar Email About LAWA Police Station
From: Donald Duckworth <duckworth.donald@gmail.com>
Date: 02/07/2011 12:37 PM
To: Chad Molnar <chad.molnar@lacity.org>
CC: Nate Kaplan <nate.kaplan@lacity.org>
BCC: "William H. Whitney" <whitneywhitney@sbcglobal.net>, dgcon@roadrunner.com, "TRIFILETTI, LISA" <ltrifiletti@lawa.org>, Donald Duckworth <duckworth.donald@gmail.com>, Miki Payne <miki@hbdrollinger.com>, jruhlen916 <JRuhlen916@aol.com>, kdial@hbdrollinger.com, Andy Loos <Andy@hbdrollinger.com>

Good Morning Chad

Thanks for getting right back to me.

I didn't see any of your thoughts about the idea of a private sector developed HQ with no out of pocket costs to LAWA? The trouble with LAWA's investment is that it's not focused at benefiting the voters of CD11. How do "LAWA's investments" benefit CD11 versus the burdens CD11 shoulders?

I'm not sure what evidence there is to support the conclusion that the public would oppose a no-up-front cost LAWA HQ that is directed at leveraging local jobs, real estate values, and business volumes. Nor am I sure how to support the conclusion that the existing HQ is "fine." (My experience is that it is remote, difficult to get to, and impossible to park at. Would an impartial observer say that it's "people friendly"?) It seems like making LAWA's administrative organization more accessible to the public on a day-to-day basis might help break down the obvious barriers, which seems to be the Councilman's interest.

If the LAWA police facility was not built on the property between Westchester Parkway and Lincoln, maybe the existing administration building would be a perfect reuse: safe, secure, centrally located to its mission, without the interference of public traffic for emergency response.

Before either one of us buys-off on the police station idea, I may I suggest a competent economic impact study be conducted? What are the options and what options return the best results for Westchester and CD11? Is Westchester's economic future best served by "breakfasts, lunches and dinners, coffee and donuts, smoothies and juices, all in downtown Westchester. They'll rent their videos at Blockbuster, shop at Ralphs, fill up their cars at the gas stations on the way home, etc." I liked the Austin Beutner vision of leveraging the City's assets for a more prominent economic role the world market place of the future.

On Mon, Feb 7, 2011 at 10:11 AM, Chad Molnar <chad.molnar@lacity.org> wrote:
Hi Don,

LAWA isn't exactly being stingy with its investment in modernization. Bradley West alone will cost nearly \$3 billion. The issue is one of prioritizing and allocating a limited amount of funds (remind me to show you a graph of projected growth in LAWA's debt service at some point). The public will go nuts if they think LAWA is spending a dime on a new HQ when the terminals are falling apart, and given that the HQ they already have is perfectly fine. We need to work with LAWA here and understand the fiscal and political environment that they are presently facing. That said, I'm sure there are ways we can work to maximize investment on the Northside.

Also, I'm wrong about the 2000 number. It's 1082. But keep in mind that it is system-wide. At any rate, I wouldn't minimize the impact that such traffic would have on downtown Westchester. I think it's a great opportunity. These officers will all be coming and going from that facility, all times of the day.. they will be having their breakfasts, lunches and dinners, coffee and donuts, smoothies and juices, all in downtown Westchester. They'll rent their videos at Blockbuster, shop at Ralphs, fill up their cars at the gas stations on the way home, etc.

Not to mention what it would mean for public safety in downtown Westchester for a police department to be located right next to it.

Chad Molnar
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On Fri, Feb 4, 2011 at 9:42 PM, Donald Duckworth
<duckworth.donald@gmail.com> wrote:

Thanks Chad...

I'm always up for a good chat...

Gosh, when Austin Beutner talked about leveraging the City's assets to create a new Los Angeles for the 21st Century I had somehow envisioned

something different or more grandiose than the relocation of an existing police station. How many new jobs would a LAWA police station bring to the community? I wonder what the jobs per square foot density of the police station is and how that compares to, for example, El Segundo's Kilroy Airport Center. Or, how does it compare to other top quality airport related mixed use commercial / industrial centers that drive the local economies throughout the US?

Even though it is an existing as opposed to new "business," the 2,000+ jobs you cite is a big number. We like that; who wouldn't? I wonder, however, if that use would be better located on the existing "Lot C" off Westchester Parkway east of Sepulveda Eastway, or Sepulveda east of the existing Beverly Hills Rent a Car site? Or perhaps a better site would be south of Westchester Parkway and north or south of Lincoln? Do we really want to take one of Los Angeles' best future potential airport related sites for this use?

I have a thought about the LAWA HQ. If GML doesn't want it to be "flashy," let's just build it as a regular old garden variety "class A" office building right behind the existing Ralph's Market site? A private developer could be commissioned to build it as a lease-lease-back-type (see Toronto Port Lands / www.tplc.ca) development and as part of a mixed use commercial / industrial center. Thus, no money would come out of LAWA's pockets taken from terminal rehabilitation. The State is doing sale-lease backs to save money! And more importantly, we will have for the first time in history, planted the idea that LAWA is part of the community, not outside of it. I think that would start to change the tenor of some of their public meetings.

Is a police station all that we have to offer the world Chad? I hear GML is off to the FAA or her next serial stop after Mayor V leaves, but we live here. Is this really what we want to have contributed for the time we have spent in our respective positions?

Sure. Let's chat...

----- Forwarded message -----

From: **Donald Duckworth** <duckworth.donald@gmail.com>

Date: Fri, Feb 4, 2011 at 8:02 PM

Subject: Chad Molnar Email About LAWA Police Station

To: Donald Duckworth <duckworth.donald@gmail.com>

Chad Molnar <chad.molnar@lacity.org>

**Fri, Feb 4, 2011 at 10:10
AM**

To: Arturo Pina <arturo.pina@lacity.org>

Cc: Donald Duckworth <duckworth.donald@gmail.com>, Nate Kaplan
<nate.kaplan@lacity.org>, Mark Grant <mark.grant@lacity.org>, Miki Payne
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Don- let's talk about Northside at some point soon. Gina Marie apparently isn't crazy about building a flashy new LAWA admin building on the Northside when the Terminals still need so much work. I hear they might be more open to putting the new LAWA Police Station there. Given that LAWA PD has 2000+ personnel, it might not be such a step down from a full admin building. Let's chat.

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